

MINUTES – ZONING BOARD – JUNE 27, 2022

The Cranford Zoning Board of Adjustment meeting scheduled for Monday, June 27, 2022 at 7:30 p.m. was conducted virtually in order to avoid potential impacts from Covid-19.

This meeting is in compliance with the “Open Public Meetings Act” as adequate notice of this meeting has been provided to the Westfield Leader and the Star Ledger with the agenda specifying the time, place and matters to be heard having been posted on a bulletin board in the Town Hall reserved for such announcements and the filing of said agenda with the Township Clerk of Cranford. Formal action may be taken at this meeting.

The workshop portion of the meeting was called to order at 7:32 p.m. by Ms. Daly, Chair.

ROLL CALL:

Members Present:

Ms. Daly
Mr. Marotta
Mr. Ashrafi
Mr. Lucas
Mr. Rees

Members Absent:

Mr. Aschenbach
Mr. Quinn

Alternates Present:

Mr. Cukierski

Alternates Absent:

Ms. Oliver

Also in attendance: Mark Rothman, Esq., and Kathy Lenahan, Board Administrator, Jacqueline Dirmann, Board Engineer, Greer Patras, Board Planner, Maurie Rashad, Traffic Engineer

COMMUNICATIONS:

None

MINUTES:

Motion to adopt the minutes of the May 16, 2022 meeting, was made by Mr. Rees, seconded by Mr. Ashrafi and passed on unanimous voice vote.

RESOLUTIONS:

None

OLD/NEW BUSINESS:

None

The workshop portion of the meeting concluded at 7:37 p.m.

PUBLIC PORTION:

A public meeting of the Cranford Board of Adjustment was called to order by Ms. Daly on June 27, 2022, at 7:45 p.m. via Google Meet. Ms. Daly announced in accordance with the terms and conditions of the

Open Public Meetings Act, the Westfield Leader and the Star Ledger have been notified and the agenda posted in the municipal building as required.

Ms. Daly explained the protocol, purpose and procedure that will be followed during the hearing.

1. Application #ZBA 20-003 – Continued from May 16, 2022
Cranford Harrison Developers LLC
24 South Avenue West
Block: 474 Lot: 1, D-B Zone

Applicant is seeking a d(3) conditional use variance, where the maximum is two bedrooms per unit and three (3) three bedroom units are proposed §255-39B(22)(d); a d(5) density variance where maximum density permitted is 10 units/acre and 32 units/acre is proposed §255-39B(22)(g); a c(1) variance for front yard setback where 5' is required, 0' exists and 0' is proposed §255-34; a c(2) variance for impervious coverage where 80% is the maximum permitted and 89.2% is proposed and a design waiver/exception for the size of two parking stalls §255-26.3a.1.

James Lisa, Esq. appeared. Stated he would be calling Dave Businelli, Architect, Jay Troutman, Traffic Expert and Brian Murphy, Planner, if time permits.

Dave Businelli appeared was reminded he is still under oath. Reviewed the revised plans. Presented nine sheets of architectural drawings with a revision date of June 6, 2022. Number of units stays the same, but changed the configuration. There is a mix of one- and two-bedroom units totaling 24, with three two- bedrooms units on each of the floors, four one bedroom/studios on the first floor, six one bedroom/studios on second floor, and five one bedrooms on the third floor. Rear facing units will have balconies, ground floor units will have access to outdoor space through the courtyard. Upper floor units have roof decks and balconies. Corner units have outdoor terraces. Lobby is larger and elevator now faces east. Has a large package room with reception desk. There is a grade change from sidewalk elevation to first floor elevation of 12 inches. Will have a ramp 12 feet long that will lead to a landing to access the residential lobby or retail space.

Removing a significant portion of rear of building to accommodate parking. Setup a planter with a 5-foot buffer in front for the ground floor units. Leaving columns intact. Green roof has been eliminated, but can remain as an option. Mechanical units will be between two and three feet tall and will not be visible due to the 42-foot parapet wall. They will be screened appropriately. Discussed the elevations and stated they will reface the building with a thin brick in shades of red. The base and some of the vertical elements will be made of Skinrock, which is a natural stone product that comes in 4 x 8 sheets and adheres to any surface. Reviewed the planter element, stating there will be southern exposure which will be good for the plants and will provide good screening for the residents. Stated the columns in the front are about 15.5 inches on center. Balconies give good shading for energy efficiency. As an adaptive reuse project, the goal is to be as sustainable as possible. Will bring the building into the 21st century.

Questions from the Board for this witness ascertained the following:

Mr. Businelli will email the revised changes on page six with the revised date to the Board. The difference is the colors on pages six & seven. Planters are not going on the sidewalk. Will leave columns and move the wall five feet back. Will be 13 feet from face of curb to apartment wall. The more they can leave intact, the better; but they can enhance the strength of the structure. The adaptive reuse is based on cost to remove. Anything under the slab can be encapsulated without removing the entire building. Semiurban is

when it is not strictly suburban, it is mixed use. Does not believe there are residential units on the first floor in this immediate area.

Board member requested an independent review of the environmental impact of the building.

Questions from Ms. Patras to this witness ascertained the following:
He feels the Asbury properties he spoke about are comparable to this project. Using that as an example. Can have more detailed renderings at the next meet. Time prevented them from providing a complete rendering with materials. The current building is full brick, so the thin brick can go over the existing brick. Thin brick is being used due to thickness, does not feel it is a limitation. Trying to change the color. Will be able to provide samples of the Skinrock.

Ms. Patras discussed her review letter and the open items that still need to be addressed.

Mr. Lisa interjected and requested an adjournment.

Discussion ensued.

Mr. Rothman stated the Board can entertain the request for an adjournment.

The application will be adjourned until September 12th at 7:30 p.m.

Ms. Daly did ask that the information requested be put into the plans and be submitted in enough time for the Board's professionals to review them.

Ms. Lenahan stated the information would need to be received by September 1st.

Ms. Daly stated the meeting for July 11th will be canceled due to lack of applications being ready to be before the Board. The next meeting will be August 8, 2022.

PUBLIC PORTION:
None

CONCLUSION:

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:30 p.m.

Kent Lucas, Alternate Secretary